

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM TRANSIT CENTER
190 WEST CEDAR STREET
SEQUIM, WA
JULY 7, 2015**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:

Present: Marc Connelly, Karen Mahalick, Olaf Protze, Barbara Sanford, Bill Sterhan, Sita Thompson
Excused: Jon Wendt

Staff present: Hugo, Garlington, Soule, Usselman

2. APPROVAL OF MINUTES: June 16, 2015

APPROVAL OF MINUTES:

MOTION to approve the minutes of June 16, 2015 by Sita Thompson; seconded by Olaf Protze. Unanimously approved.

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

4. NEW BUSINESS

- a. Proposed 2016-2021 Transportation Improvement Program (Public Meeting)

Public meeting opened at 6:03 p.m.

Interim PW Director David Garlington gave an overview of the purpose of the Transportation Improvement Plan (TIP). He stated we are required to update and adopt the TIP annually. Projects of regional significance are then included in the Peninsula Regional Transportation Organization TIP and the State TIP. Having projects on the TIPs allow us to receive grants for the projects.

He reviewed the listing of projects indicating the grayed projects will be completed due to growth in the area. Garlington indicated it is based on base growth rate and warrant analyses.

Garlington spoke about the Washington Street connectivity study on the east side. The study will look at the whole area to see if we can redirect some streets.

MOTION to recommend that the City Council adopt Resolution R2015-07, the 2016-2021 6-year Transportation Improvement Plan by Thompson; second by Connelly. **Unanimously approved.**

5. UNFINISHED BUSINESS

- a. Draft Storm and Surface Water Master Plan: Recommendation to Council to proceed to a draft funding strategy.

Soule indicated we reviewed the plan at the last meeting. She discussed the adoption timeline indicating it will come back to the Planning Commission in November 2015 regarding draft funding strategies review and acceptance, and again in March 2016 for final approval.

All received comments from the public have been included in the packet and another was handed out tonight. Mahalick said the timeline and comment sheet were helpful to the Commission.

Thompson asked if we will continue to take comments from the public throughout the process. Soule indicated this will go through Council that will receive public comment.

Public Comment:

Ivan Stocker, Natural Resource Manager for Graymarsh Farms, 331 Graymarsh Lane, stated Gieren Creek has fish in it up to and in the City. He hopes stormwater runoff that goes in the creek will be clean. There was brief discussion concerning the creek.

Soule said the next stage is working with the Council. Then we will look at funding options for the different tiers. We'll be looking for public input throughout that time.

MOTION to recommend that the City Council accept the Draft Storm & Surface Water Master Plan recommendations and three tiers of potential implementation, together with public comments and responses noted in the Comment Log dated July 2, 2015 by Thompson; second by Mahalick. **Unanimously approved.**

- b. Final Draft 2015 Comprehensive Plan (Public Hearing).

- i. Low Density Residential lot size and plat density standards
- ii. Connectivity (street grid and continuity) and street-front character policies
- iii. Correspondence related to Draft Plan: Letter to Council from Realtors Association; Memo to PC from Steve Burkett.

It was suggested Hugo present his draft response to the realtors' letter before the Planning Commission discuss it.

iv. Continue deliberations on goal and policy directions of the Draft Plan

Hugo reviewed the low density residential topic, indicating as people grow older they want to care for less property. Currently the code indicates 4 units per acre. He sees no reason to go backwards from that. He recommends staying at that level.

Mahalick said the concern is that with the range of lot sizes in section 3.2.3, you can't go higher than a certain amount. You cannot create property such as what Green Crow brought in the past. With some diversity of the landscape in our area it makes it difficult to see the outgrowth in 20 years. The ideas are sophisticated. Downtown this would work, but not necessarily in outside areas.

There was discussion about lot sizes and densities. Mahalick feels sections 3.2.3 and 3.4.1 are written with words that are descriptive and we need leeway. Some of the rigid things need to change. It cannot be cookie-cutter. Traditionally neighborhood form cannot be done everywhere.

Hugo invited the commission to have a subcommittee work session to get clarity to rewrite these sections. It was agreed that Mahalick, Thompson, and Connelly will meet with Hugo to help discuss their thoughts.

Hugo said this is a two-sided coin: predictability for the neighborhood and developer and avoidance of discretionary decision-making. He hopes to avoid that as much as you can.

Hugo said you lay out your expectations and standards and criteria; they are not guidelines. The Comp Plan is the discussion of what the community is trying to accomplish. You implement it in the zoning code. Currently our zoning code and Comp Plan do not have any relationships.

Connelly said we have a technique to get through this with the subcommittee. We should do this soon and include some examples that would be helpful.

Hugo stated the street grid is current City policy. That can be changed. It is in the Transportation Master Plan.

Hugo hasn't reviewed Burkett's memo yet. He will do that in the future. He said during the move he stumbled across some citizen process. We looked at the community's reaction through four statements of cases and images of garages. There were 320 participants. The responses were among the highest among all received, averaged 80% that parking and garages should be in rear. It is hard for him to ignore.

Mahalick said depending upon the questions put together, you can sway choices. Sterhan agrees with Mahalick. He participated in the surveys but feels the way it was set up you could drive it to the answers you were looking for. He is not pointing fingers. He feels there needs to be latitude and compromise along the way.

Public meeting closed at 7:12 pm.

6. DIRECTOR'S REPORT

a. Development activity update

Hugo stated at the 2% planned growth rate, we have had 70 single-family houses plus some multi-family units a year. We have probably only grown about 1% - at mid-year we are close to 35 units this year. If we continue on we may hit 2% as indicated in the plan. This is what the water and sewer plans also indicated.

Hugo will contact the subcommittee to schedule a meeting.

7. GOOD OF THE ORDER

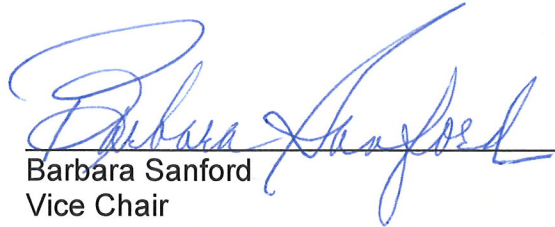
8. ADJOURNMENT

MOTION to adjourn meeting at 7:17 pm. **Unanimously approved.**

Respectfully submitted,



Roberta J. Usselman, MMC
Deputy City Clerk



Barbara Sanford
Vice Chair